

1 BILL NO. R-86-02-09

2 DECLARATORY RESOLUTION NO. R-18-86

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
7 2802 Congressional Parkway, Fort Wayne,  
8 Indiana. (Jean S. Huguenard, Peti-  
9 tioner).

10 WHEREAS, Common Council has previously designated by  
11 Declaratory Resolution the following described property as an  
12 "Economic Revitalization Area" under Division 6, Article II,  
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15                   Lot 73 in Congressional Industrial Park,  
16                   Section II in the City of Fort Wayne  
17                   according to the plat thereof recorded  
18                   in Plat Record 45, pages 26-29 in the  
19                   Office of the Recorder of Allen County,  
20                   Indiana;

21                   said property more commonly known as 2802 Congressional Parkway,  
22                   Fort Wayne, Indiana;

23                   WHEREAS, recommendations have been received from the  
24                   Committee on Finance and the Department of Economic Development  
25                   concerning said Resolution;

26                   WHEREAS, notice of the adoption and substance of said  
27                   Resolution has been published in accordance with I.C. 5-3-1 and  
28                   a public hearing has been conducted on said Resolution;

29                   WHEREAS, if said Resolution involves an area that has  
30                   already been designated an allocation area under I.C. 36-7-14-39,  
31                   the Fort Wayne Redevelopment Commission has adopted a Resolution  
32                   approving the designation.

33                   NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
34                   THE CITY OF FORT WAYNE, INDIANA:

35                   SECTION 1. That, the Resolution previously designating  
36                   the above described property an "Economic Revitalization Area" is  
37                   confirmed in all respects.

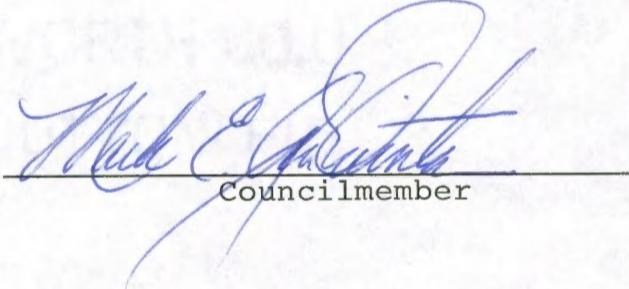
1                   Page Two

2                   SECTION 2. That, the hereinabove described property is  
3 hereby declared an "Economic Revitalization Area" pursuant to  
4 I.C. 6-1.1-12.1, said designation to begin on the effective date  
5 of this Resolution and continue for a one (1) year period. Said  
6 designation shall terminate at the end of that one (1) year period.

7                   SECTION 3. That, said designation of the hereinabove  
8 described property as an "Economic Revitalization Area" shall  
9 only apply to a deduction of the assessed value of real estate.

10                  SECTION 4. That it is the preliminary intent of Common  
11 Council to recommend a ten (10) year deduction from the assessed  
12 value of the real property. However, pursuant to I.C. 6-1.1-12.1-  
13 3(b), final determination of the length of the entitled deduction  
14 will not be made by Common Council until receipt from the County  
15 Auditor of the owner's application.

16                  SECTION 5. That this Resolution shall be in full force  
17 and effect from and after its passage and any and all necessary  
18 approval by the Mayor.

19  
20  
21  
22 APPROVED AS TO FORM  
23 AND LEGALITY  
24   
25 \_\_\_\_\_  
26 Bruce O. Boxberger, City Attorney  
27  
28  
29  
30  
31  
32

Councilmember

B.O.B.  
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 25th day of February, 1986, at 7:00 o'clock P.M., E.

DATE: 2-11-86

Sandra F. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Eisbart, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 2-25-86

Sandra F. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-18-86  
on the 25th day of February, 1986,

ATTEST:

(SEAL)

Sandra F. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 26th day of February, 1986,  
at the hour of 2:30 o'clock P.M., E.S.T.

Sandra F. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 3rd day of March,  
1986, at the hour of 2:00 o'clock P.M., E.S.T.

Win Moses Jr.  
WIN MOSES, JR., MAYOR

RECEIVED

JAN 29 1986

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

ECONOMIC  
DEVELOPMENT

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Jean S. Huguenard
2. Owner(s) C-P Development, Inc.
3. Address of Owner(s) 2100 Goshen Rd., Suite 226  
Ft Wayne IN 46808
4. Telephone Number of Owner(s):( ) 219-482-4277
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same
7. Telephone number of Applicant:( ) Same
8. Address of Property Seeking Designation 2802 Congressional Pkw., Ft Wayne IN 46808
9. Legal Description of Property Proposed for Designation (may be attached) Lot 73 in Congressional Industrial Park,  
Section II in the City of Ft Wayne according to the plat thereof  
recorded in Plat Rec ord 45, pages 26-29 in the office of the Recorder
10. Township Washington
11. Taxing District Ft Wayne - Washington

12. Current Zoning \_\_\_\_\_ M-2 \_\_\_\_\_

13. Variance Granted (if any) \_\_\_\_\_

14. Current Use of Property

a. How is property presently used? \_\_\_\_\_  
Vacant Land

b. What Structure(s) (if any) are on the property? \_\_\_\_\_  
None

b. What is the condition of this structure/these structures? \_\_\_\_\_

15. Current Assessed Value of Real Estate 100.00

a. Land 100.00

b. Improvements

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\$7.82

17. Description of Proposed Improvements to the Real Estate

12,000 SF Multi-tenant building for light assembly work and warehousing.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

Spring 1986

b. When is completion expected? Summer 1986

19. Cost of Project (not including land costs) 380,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or  
in connection with the project after it is completed? 50

---

b. What is the nature of those jobs? clerical,  
light assembly and warehousing

c. Anticipated time frame for reaching employment  
level stated above?

6 months

---

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

---

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Lack of development

---

Efficient utilization of vacant land.

---

---

---

---

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

Provide employment.

Will increase tax base in the long run.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No  X \_\_\_\_\_

26. Financing on Project

What is the status of financing connected with this project? \_\_\_\_\_ Commercial Loan - Summit Bank \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the information and representation  
on this Application are true and complete.

CP DEVELOPMENT, INC.

Jean S. Huguenard  
Signature(s) of Owners

Jean S. Huguenard, Secretary

1-29-86

Date

---

---

---

---

---

Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Approved or Denied?      Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Jean S. Huguenard

Site Location: 2802 Congressional Parkway  
Lot 73 in Congressional Industrial Park

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Spec Industrial Building

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area		X
Urban Enterprise Zone		X
Redevelopment Area		X
Platted Industrial Park	X	
Flood Plain		X

Description of Project:

Construction of a 12,000 sq. ft. multi-tenant building for light assembly work and warehousing. Will be subdivided into six (6) 2,000 sq. ft. spaces for small business.

Type of Tax Abatement: Real Property X Manufacturing Equipment \_\_\_\_\_  
Estimated Project Cost: \$ 380,000.00 Permanent Jobs Created: 50

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments: This project is located within a platted industrial park with all services available. The 12,000 sq. ft. building will be divided into six (6) 2,000 sq. ft. industrial areas. As a result, quality industrial space will be available for small manufacturers located in the community. The 1985 Overall Economic Development Program states as a goal the development of industrial sites and buildings.

Staff Fred Baughman *B*  
Date 2/14/86

Director *Bud*  
Date 2/18/86



# The City of Fort Wayne

February 12, 1986

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.,  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of February 15, 1986, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-86-02-02 & R-86-02-03  
Bill No. R-86-02-04 & R-86-02-05  
Bill No. R-86-02-06 & R-86-02-07  
Bill No. R-86-02-08 & R-86-02-09

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 4

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-86-02-08 AND R-86-02-09)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 25, 1986, date designating property at 2802 Congressional Parkway, Fort Wayne, IN., (Jean S. Hugenard, Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 25, 1986, at 7:00 P.M., date, time & place Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen County, IN

To ..... JOURNAL-GAZETTE ..... Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines  
of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	..... 4 .....
Body	number of lines	..... 17 .....
Tail	number of lines	..... 2 .....
Total number of lines in notice		..... 23 .....

## COMPUTATION OF CHARGES

..... 23 ..... lines, ..... 1 ..... columns wide equals ..... 23 ..... equivalent lines at ..... 300¢ ..... \$ ..... 6.90..  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra ..... 1.00 .....

**TOTAL AMOUNT OF CLAIM** ..... \$ ..... 7.90..

## DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type ..... 6 ..... point

Number of insertions ..... 1 ..... Size of quad upon which type is cast ..... 6 .....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date ..... Feb. 15, 1986 .....

Title ..... CLERK .....

## FORM #904

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the undersigned ..... *Drusilla Roose* ..... who, being duly sworn, says

that he/she is ..... CLERK ..... of the

## JOURNAL-GAZETTE

a ..... DAILY ..... newspaper of general circulation printed and published

in the English language in the city ..... town ..... FORT WAYNE, INDIANA .....

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for ..... one time ..... the dates of publication being

as follows:

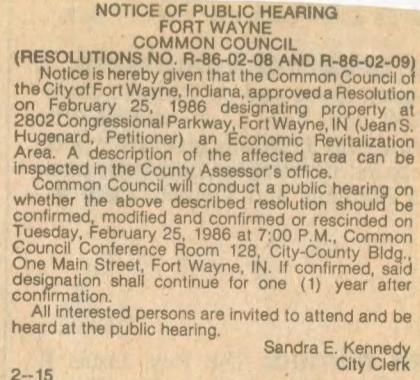
2/15/86

*Drusilla Roose*

Subscribed and sworn to me before this ..... 15th ..... day of ..... February ..... 19 ..... 86

*Anne M. Perkins* Anne M. Perkins Notary Public

My commission expires ..... November 29, 1989 .....



**Fort Wayne Common Council**  
 .....  
 (Governmental Unit)  
**Alien** ..... County, IN

To ..... **NEW-SENTINEL** ..... Dr.  
**P.O. BOX 100**  
**FORT WAYNE, INDIANA**

**PUBLISHER'S CLAIM****LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines  
 of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

**COMPUTATION OF CHARGES**

<b>23</b>	<b>1</b>	<b>23</b>	.300¢	\$ 6.90
..... lines, ..... columns wide equals .....		equivalent lines at .....		
		cents per line		

Additional charge for notices containing rule or tabular work (50 per cent of above amount) .....

Charge for extra proofs of publication (50 cents for each proof in excess of two)	<b>2 extra</b>	1.00
.....		.....
<b>TOTAL AMOUNT OF CLAIM</b>		\$ 7.90

**DATA FOR COMPUTING COST**

Width of single column 12.5 picas	Size of type .....	<b>6</b>	point
Number of insertions .....	Size of quad upon which type is cast .....	<b>6</b>	.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date **Feb. 15**, 19 **86**

Title ..... **CLERK** .....

**FORM #903****PUBLISHER'S AFFIDAVIT**

State of Indiana  
 ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the  
**Drusilla Roose** undersigned ..... who, being duly sworn, says  
 that he/she is ..... of the

**NEWS-SENTINEL**

a ..... newspaper of general circulation printed and published

in the English language in the city ..... town of ..... **FORT WAYNE, INDIANA**

in state and county aforesaid, and that the printed matter attached hereto is a true copy,  
 one time

which was duly published in said paper for ..... the dates of publication being

as follows:

**2/15/86**

*Drusilla Roose*

15th February 19 86

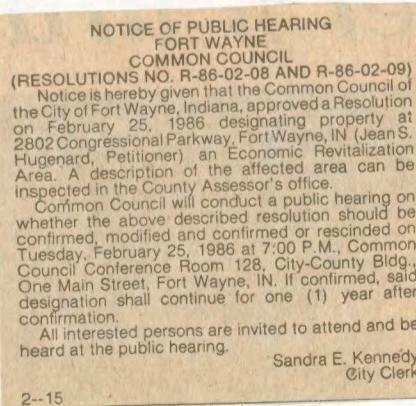
Subscribed and sworn to me before this .....

day of .....

*Anne M. Perkins*  
 Anne M. Perkins Notary Public

**November 29, 1989**

My commission expires .....



2-15

Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionB-86-02-09DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designationof an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for propertycommonly known as 2802 Congressional Parkway, Fort Wayne, Indiana.(Jean S. Huguenard, Petitioner).

EFFECT OF PASSAGE A 12,000 SF multi-tenant building for light assembly work and warehousing will be constructed on land that is presently vacant, creating approximately 50 new jobs, increasing the tax base in the long run.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$380,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)

BILL NO. R-86-02-09

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation of  
an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 2802 Congressional Parkway, Fort Wayne,  
Indiana (Jean S. Hugenard, Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION)

YES

NO

MARK E. GIAQUINTA  
CHAIRMAN

CHARLES B. REDD  
VICE CHAIRMAN

PAUL M. BURNS

JANET G. BRADBURY

JAMES S. STIER

CONCURRED IN 2-25-86

SANDRA E. KENNEDY  
CITY CLERK